



SELLER'S DISCLOSURE NOTICE TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

1049 VZ CR 3120

Cañon

(STREET ADDRESS AND CITY)

Van Horn

(COUNTY)

NOTE: Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

1. The Property is currently:

- ☒ Owner occupied ☐ Estate
☐ Leased ☐ Foreclosure
☐ Vacant since _____

- If owner occupied, for _____ years.
- If not owner occupied, for _____ years.
- If leased: Origination Date _____
Expiration Date _____

2. Seller is the current owner of the Property and can sell the Property without being joined by any other person:

☒ Yes ☐ No

- If "No", explain: _____

3. Is Seller a United States citizen?

☒ Yes ☐ No

- If "No", is the seller a "foreign person" as defined in the Internal Revenue Code?

☐ Yes ☐ No

4. Check any of the following tax exemptions which Seller claims for the Property:

- ☒ Homestead ☐ Senior Citizen
☐ Disabled ☐ Disabled Veteran
☐ Agricultural ☐ Other _____

5. Is there currently in force for the Property a written Builder's Warranty?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the warranty by stating:
Name of Company issuing warranty: _____

Warranty Number: _____

6. Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the warranties: _____

7. Are there any pending or threatened condemnation proceedings which affect the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

8. Has the Property (or the homeowners' association of which the Property is a part) been the subject of any pending or concluded litigation?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

9. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

10. A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or other except:

None

1049 VZ CR 3120
PROPERTY ADDRESS: Cañon, TX 75302

MetroTex Association of REALTORS® 7167 (Oct 2011)

200 Country Club 1401 E. Dallas, Texas 75206
Dallas, Texas

Produced with support by JPL Legal 1670 Riverside Road, Suite 100, Dallas, Texas 75201

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 2

Buyer Initials: _____

Buyer Initials: _____

Young, Thelma

10. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached (Y/N)
4/16/12	Annual	Terminix		YES

Explanatory comments by Seller, if any:

A buyer should not rely on the above cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors of the buyer's own choice.

DISCLOSURE OF ITEMS TO BE CONVEYED

11. For items listed below in Section 11, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or are not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

Item	Working Condition	Replaced	Repaired	Not Included	Comments
Attic Fan	☒	☐	☐	☐	
Automatic Lawn Sprinkler System (Front _____, Back _____, Left Side _____, Right Side _____, Fully _____)	☒	☐	☐	☐	
Broadband CAT5 Wiring	☒	☐	☐	☐	
Cable TV Wiring	☒	☐	☐	☐	
Ceiling Fan(s)	☒	☐	☐	☐	
Cooktop (Gas _____ / Electric _____)	☒	☐	☐	☐	
Cooling (Central Gas _____ / Electric _____)	☐	☐	☒	☐	July 2011
# Units _____					
Cooling (Window _____ / Wall _____)	☒	☐	☐	☐	
Evaporative Coolers _____	☒	☐	☐	☐	garage
Dishwasher	☒	☐	☐	☐	
Disposal	☒	☐	☐	☐	
Electrical System	☒	☐	☐	☐	
Emergency Escape Ladder(s)	☒	☐	☐	☐	
Exhaust Fan(s)	☒	☐	☐	☐	
Fire Detection Equipment (Electric _____ / Battery Operated _____)	☐	☒	☐	☐	
Garage Door Opener(s) & Controls (Automatic _____ / Manual _____)	☐	☒	☐	☐	
# Controls _____					
Gas Fixtures	☒	☐	☐	☐	
Gas Lines (Natural _____ / Liquid Propane _____)	☒	☐	☒	☐	July 2011
Heating (Central Gas _____ / Electric _____)	☐	☐	☒	☐	July 2011
# Units _____					
Heating (Window _____ / Wall _____)	☒	☐	☐	☐	office
Hot Tub	☒	☐	☐	☐	
Ice Maker	☒	☐	☐	☐	
Intercom System	☒	☐	☐	☐	
Lighting Fixtures	☒	☐	☐	☐	
Media Wiring & Equipment	☒	☐	☐	☐	
Microwave	☒	☐	☐	☐	
Outdoor Cooling Equipment	☒	☐	☐	☐	
Oven (Gas _____ / Electric _____)	☐	☐	☐	☐	electronic glitch in control panel
Oven - Convection	☒	☐	☐	☐	
Plumbing Systems	☒	☐	☐	☐	
Public Sewer & Water System	☒	☐	☐	☐	
Range (Gas _____ / Electric _____)	☒	☐	☐	☐	

1049 VE CR 3120

PROPERTY ADDRESS: Canton, TX 75103

Multiple Listing Association of REALTORS® 7167 (Oct 2011)

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 3

Buyer Initials:

Seller Initials:

Produce with care. Buy local. Buy fresh. Buy right. 2010 Fresh from the Farm, P.O. Box 10000, Dallas, TX 75208

Young, David A

Refrigerator (Built-In)	☒	☐	☐		☐	
Satellite Dish and Receiver	☒	☐	☐		☐	
Sauna	☒	☐	☐		☐	
Security System(s) (In Use _____ / Abandoned <u>X</u>)	☐	☐	☐		☒	
Septic or other On-Site Sewer System	☒	☐	☐		☐	
Shower Enclosure & Pan - <u>Mast-Lite</u>	☐	☒	☒	<u>2004</u>	☐	
Smoke Detector-Heating Inspired	☒	☐	☐		☐	
Spa	☒	☐	☐		☐	
Stove (Free Standing) For Heating (Free)	☒	☐	☐		☐	
Swimming Pool & Equipment	☒	☐	☐		☐	
Swimming Pool Built-In Cleaning Equip	☒	☐	☐		☐	
Swimming Pool Heater	☒	☐	☐		☐	
Trash Compactor	☒	☐	☐		☐	
TV Antenna	☒	☐	☐		☐	
Water Heater (Gas _____ / Electric <u>X</u>)	☐	☒	☐		☐	
Water Softener	☒	☐	☐		☐	
Wells	☒	☐	☐		☐	

Basement	☒	☐	☐		☐	
Carport (Attached _____ / Not Attached _____)	☒	☐	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☐		☐	
Drains (French <u>X</u> / Other _____)	☐	☒	☐		☐	
Driveway	☐	☒	☐		☒	<u>CRACKS</u>
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (rock)	☒	☐	☐		☐	
Fireplace(s)/Chimney (wood burning)	☐	☒	☐		☐	
Fireplace(s) with gas logs	☒	☐	☐		☐	
Floor	☐	☒	☐		☐	
Foundation	☐	☒	☐		☐	
Garage	☐	☒	☐		☐	
Lighting (Outdoor)	☐	☒	☐		☐	
Patio/Decking	☐	☒	☐		☐	
Retaining Wall	☒	☐	☐		☐	
Rain Gutters and Down Spouts	☐	☒	☐		☐	
Roof	☐	☒	☐		☐	
Sidewalks	☐	☒	☐		☐	
Stylight(s)	☒	☐	☐		☐	
Sump or Grader Pump	☒	☐	☐		☐	
Wells (Exterior/Interior)	☐	☒	☐		☐	
Washer/Dryer Hookups (Gas _____ / Electric <u>X</u>)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☒	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	

1049 VM CR 3120

PROPERTY ADDRESS: Canton, VT 05113

State/Tax Association of REALTORS® 7167 (Oct 2011)

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Buyer Initials: _____ Buyer Initials: _____

Printed with approval of agent: REPO Fall 2011 Form, Form, 10/2011, 10/2011, 10/2011

Young, David A.

12. If stucco, what is the type of stucco? N/A
13. The shingles or roof covering is constructed of:
☐ Wood ☒ Composition ☐ Tile ☐ Other _____
 Is there an overlay covering?
☐ Yes ☒ No ☐ Unknown
14. The age of the shingles or roof covering is 17 Years _____ Unknown
15. The electrical wiring of the Property is:
☒ Copper ☐ Aluminum ☐ Unknown
☐ Other (specify) _____

16. Is there an alarm system? ☒ Yes ☐ No
 - If "Yes", system is:
☒ Owned by Seller ☐ Leased by Seller
 - If leased, is lease transferable? ☐ Yes ☐ No
 Monitor Charge: ☐ Mth ☐ Qtr ☐ Yr. \$ _____
 Lease Charge: ☐ Mth ☐ Qtr ☐ Yr. \$ _____
17. Please identify other systems, if any, of the Property which are leased and not owned by Seller:
N/A
18. Year the Property was constructed: 1996
☒ Per Owner ☒ Tax Rolls
 (If before 1978-complete, sign and attach TWR-1900 concerning lead-based paint hazards.)

UNRECORDED INFORMATION ABOUT PROPERTY

19. Is the Seller aware of any of the following conditions? (Visible or Not)

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
ASBESTOS Components	☐	☒	☐	
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?	☐	☒	☐	
CARPET Stains/Damage	☒	☐	☐	<u>need restretching</u>
Located on or near CORP OF ENGINEERS Property?	☐	☒	☐	
Any DEATH on the Property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	☐	☒	☐	
Unplatted EASEMENTS	☐	☒	☐	
FAULT Lines	☐	☒	☐	
Previous FIRES	☐	☒	☐	
Any FORECLOSURES pending or threatened with respect to the Property	☐	☒	☐	
Urea formaldehyde INSULATION	☐	☒	☐	
LANDFILL	☐	☒	☐	
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	☐	☒	☐	
Lead-based PAINT	☐	☒	☐	
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time	☐	☒	☐	
Above-ground impediment to swimming POOL	☐	☒	☐	
Underground impediment to swimming POOL	☐	☒	☐	
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	☐	☒	☐	
RADON gas	☐	☒	☐	
House SETTLING	☐	☒	☐	
SOIL Movement	☐	☒	☐	
Subsurface STRUCTURES, Tanks, or Pits	☐	☒	☐	
Hazardous or TOXIC WASTE affecting the Property	☐	☒	☐	
Holes in WALLS	☐	☒	☐	

1649 VS CR 2120

PROPERTY ADDRESS: Canton, MS 39103

Member Association of REALTORS® 7167 (Oct 2011)

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

Seller Initials

Seller Initials

Produced with approval by: 10/10/2011 10:00 AM

Young, David A

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair	☐	☒	☐	
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Areas," FAR No. 1414.)	☐	☒	☐	
Located in 100 year FLOOD PLAIN	☐	☒	☐	
Located in a Floodway?	☐	☒	☐	
Located in a city flood plain?	☐	☒	☐	
Tax or judgment liens?	☐	☒	☐	
In an ETJ district? (Extra Territorial Jurisdiction)	☐	☐	☒	
Diseased TREES?	☐	☒	☐	
Liquid Propane Gas	☐	☒	☐	
-- LP Community (Captive)	☐	☒	☐	
-- LP on Property	☐	☒	☐	
Single Blockable Main Drain in Pool/Hot Tub/Spa? *A Single Blockable Main Drain may cause a sewerage impairment hazard for an individual.	☐	☒	☐	

20. If the Property is part of a regime creating a homeowner's association, state the following information:

- Association Name: N/A
- Association Management Company: _____
- Association Email: _____
- Association Phone Number: _____
- Amount of dues or assessments: \$ _____
- Assessment amount is: _____
- Monthly \$ _____ Quarterly \$ _____ Annually \$ _____
- Payment of dues/assessments is: ☐ Mandatory ☐ Voluntary
- Amount of Unpaid Dues or Assessments, if any: \$ _____
- Optional Membership: \$ _____

21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

- ☐ Yes ☒ No ☐ Unknown
- If "Yes", explain: _____

22. The Property is currently serviced by the following utilities or systems (check as applicable):

- ☒ Water ☒ Sewer ☐ Septic
- ☒ Electricity ☐ Gas ☒ Cable TV
- High Speed Internet Availability: ☒ Cable ☐ DSL ☐ Other
- ☐ Unknown

23. The water service to the Property is provided by (check as applicable):

- ☒ City ☐ Well ☐ MUD ☐ Coop

24. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No

- If "Yes", explain: _____

25. Are there any outstanding mechanics and materialmen's liens or judgments against the Property?

- ☐ Yes ☒ No ☐ Unknown

26. Is there any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes?

- ☐ Yes ☒ No ☐ Unknown

27. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?

- ☐ Yes ☒ No ☐ Unknown
- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

28. Have repairs been made to the foundation of the Property since its original construction?

- ☐ Yes ☒ No ☐ Unknown
- If "Yes", explain what repairs you know or believe to have been made: _____

DISCLOSURE ABOUT DRAINAGE

29. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

30. Have repairs been made to the drainage of the Property since its original construction?

- ☒ Yes ☐ No ☐ Unknown
- If "Yes", explain what repairs you know or believe to have been made: rain water gutter extensions

31. Does the Seller know of any currently defective condition to the drainage of the Property?

- ☐ Yes ☒ No ☐ Unknown
- If "Yes", explain: _____

1049 VZ CR 3120
PROPERTY ADDRESS: Canton, TX 75103

MetroTex Association of REALTORS® 7167 (Oct 2011)

SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8

Buyer Initials: _____

Buyer Initials: _____

Municipal Utility District Disclosures

Check All That Apply:

N/A

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

- ☐ The Property is located in a Municipal Utility District (MUD) which is either:
- ☐ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)
 - ☐ Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)
- ☐ Located in whole or in part within the extrajurisdictional jurisdiction of the corporate boundaries of a municipality (MUD Disclosure Form #3)

On-Site Sewer Facility

N/A

- ☐ If the Property has a septic or other on-site sewer facility:
- ☐ Attached is Information About On-Site Sewer Facility (IAR #1407)
- ☐ Property is located in a Public Improvement District (PID)

SMOKE DETECTOR REQUIREMENT

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 786 of the Health and Safety Code? ☐ Unknown ☐ No ☒ Yes. If no, or unknown, explain. (Attach additional sheets if necessary):

* Chapter 786 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

SELLER'S DISCLOSURE

SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

SELLER (SIGN AS NAME APPEARS ON TITLE)

DATE

SELLER (SIGN AS NAME APPEARS ON TITLE)

DATE

1049 VZ CR XL20
PROPERTY ADDRESS: Canton, TX 75103

State/Tax Association of REALTORS® 7167 (Oct 2011)

Seller Initials:

Seller Initials:

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

Buyer Initials:

Buyer Initials:

NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.tdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. **THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.**
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If the Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63), Natural Resources Code, respectively and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

BUYER _____ DATE _____
Printed Name:

BUYER _____ DATE _____
Printed Name: